

VIEW SOLICITATION

General Information

Solicitation Number: W912DR-07-S-0009

Restrictions:

Title: Fort Belvoir Community Hospital

Location: Fort Belvoir, Virginia

Issue Date: 2/22/2007

Closing Date: 3/9/2007

Price Range:

Size Standard:

NAICS: 236220 -- Commercial and Institutional Building Construction

Contracting POC: [Famane Brown](#) or [Kim Scott](#)

Technical POC:

Synopsis:

THIS IS A SOURCES SOUGHT NOTICE ONLY. THIS IS NOT A REQUEST FOR PROPOSALS. SOLICITATION, SPECIFICATIONS OR DRAWINGS ARE NOT AVAILABLE.

Project Description: This is a BRAC 2005 action. This project is a 784,000 square foot hospital and 86,000 square foot Administrative Building to support BRAC 2005 re-stationing actions within the National Capitol Area (NCA) affecting Walter Reed Army Medical Center (WRAMC) in Washington DC, National Naval Medical Center (NNMC) at Bethesda, Malcolm Grow Medical Center (MGMC) at Andrews Air Force Base, and Dewitt Army Community Hospital at Fort Belvoir. This project is required for integration of WRAMC and NNMC, establishing the new Walter Reed National Military Medical Center at Bethesda and a new and larger Community Hospital at Fort Belvoir. The NCA Medical Service Market supports care for over 439,000 beneficiaries. Fort Belvoir Community Hospital is required to support the relocation of non-tertiary patient care functions consequent to the BRAC 2005 re-stationing actions, which includes the closure of WRAMC and closure of inpatient care at MGMC. The re-stationing actions result in a growth of the NCA South Sub-market, supported by Fort Belvoir Community Hospital, of over 76,000 eligible beneficiaries to a total of 220,803 beneficiaries; a tripling of inpatient workload to more than 9,500 annual admissions; and a doubling of outpatient care, most of which is specialty care. The new facility will include the hospital, Administrative Building, special foundations, central energy plant, helipad, ambulance shelter, vehicle parking garage and building information systems.

The government contemplates award of a Fixed-Price under FAR 16.202 for the base bid and identified optional bid items in the contract solicitation. The optional construction portion of this contract as identified in the bid schedule will be a Fixed-Price Incentive (Successive Targets) under FAR 16.403-2. See FAR 52.216-17 for detailed procedures and instructions related to cost and price administration for the Construction option.

The Instructions to Respondents to this Sources Sought announcement is to request a PDF Fort Belvoir Community Hospital, Ft. Belvoir document: (PLEASE REQUEST BY E-MAIL FROM FAMANE.C.BROWN@usace.army.mil or Kim.O.Scott@usace.army.mil). Request comments on the overall contracting plan as outlined in the draft PDF documents as well as comments on specifics of the submission requirements and other issues affecting the construction. Also request input on the following specific issues:

- a. What benefits would the project realize by including a contract clause for

economic price adjustment (In accordance with Federal Acquisition Regulation Section 16.203) in final construction contracts? What elements would this adjustment most effectively apply to?

b. How could the government best apply incentives to this work?

c. What issues should the government consider in phasing and contracting the construction in the most efficient manner?

d. What can the government do to make it easier to get:

- 1) Bonding?
- 2) Sufficient manpower on site when needed?
- 3) Sufficient material/equipment on site when needed?
- 3) On to and off of Engineer Proving Ground, Fort Belvoir, VA?

Comments will be shared with the government and the project design team, but otherwise will be held in strict confidence. Offerors submitting comments may also request to discuss their comments directly with the government. Discussion slots will be limited to offerors submitting comments and planning to serve in a contractor (prime, sub or construction manager) capacity and major industry associations such as AGC, CMA, and AIA. Suppliers and other interested parties may submit comments and may be part of a construction team; however, the option for individual discussion slots will not be made available to them. These discussions are planned to be with each offeror team individually, however the government reserves the right to conduct discussions in groups if necessary based on the number of offerors involved. Comments may be in a format as chosen by each offeror, but must include the offerors, name, point of contact and phone number, planned roll on the project, socio-economic status, projected bonding capacity and whether or not a discussion session is requested. In preparing the formal solicitation, the government makes no commitment to retain any of the elements/provisions of this draft solicitation and may include different elements/provisions in the formal solicitation.

The U.S. Army Corps of Engineers, Baltimore District, requests comments concerning its proposed plan for the construction of Fort Belvoir Community Hospital, to be tentatively located at, Fort Belvoir, Virginia. The government will consider these comments and plans to issue a formal solicitation in the spring/summer of 2007. Responses to this sources sought announcement will be used by the Government to make appropriate acquisition decisions. After review of the responses to this announcement, if the Government still plans to proceed with the acquisitions, and after HQUSACE approval of the associated acquisition plan and consolidated memo, a solicitation announcement will be published in the Federal Business Opportunity for the respective projects and may be administer by Norfolk District. NO SOLICITATION IS CURRENTLY AVAILABLE.

All interested offerors will have the opportunity to respond to solicitation announcements at a later time. This notice is to assist the Baltimore District, Corps of Engineers in determining potential sources and to obtain industry comment on a proposed draft Request for Proposals. This sources sought announcement is not to be construed as a commitment by the Government, nor will the Government pay for the information solicited.

Point of Contact Comments are to be sent either via email to famane.c.brown@usace.army.mil or Kim.O.Scott@usace.army.mil submit hard copy to U.S. Army Corps of Engineers, 10 S. Howard Street, Suite 7000, Baltimore

MD 21201-1715 no later than 4:30 p.m. eastern standard time March 9, 2007. NO
APPOINTMENTS OR TELEPHONE CALLS WILL BE ACCEPTED

**Register as an
Interested Party:**

Not Applicable